

SHERRY WITT  
REGISTER OF DEEDS  
KNOX COUNTY

072 151  
072 152  
072 152.01

OWNER/RESPONSIBLE TAXPAYER:  
State of Tennessee  
22nd Floor, 312 Rosa L. Parks Ave.  
Nashville, TN 37243-1102  
(Tax Exempt)

THIS INSTRUMENT PREPARED BY: 072-276  
Tennessee Valley Title Insurance Co.  
800 S. Gay Street, Suite 1500  
Knoxville, TN 37929  
(97611/jhh)

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

Map 072, Parcels 151, 152, 152.01 and  
276

MAR 09 2012

WARRANTY DEED

BY PHIL BALLARD  
[Signature]

THIS INDENTURE made this 9<sup>th</sup> day of March, 2012, between **FURROW REALTY  
FUND, L.P., a Delaware limited partnership**, First Party, and the **STATE OF TENNESSEE**,  
Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN MILLION AND  
NO/100 (\$10,000,000.00) DOLLARS, and other good and valuable consideration, to it in hand  
paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained,  
sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party,  
the real property described as follows, to-wit:

TRACT I:

BEING a parcel of land located in the Eighth (8th) Civil District of Knox County  
Tennessee, lying on the North side of Strawberry Plains Pike. Further described as  
recorded in Warranty Deed Book 1676 page 637, currently shown as parcel 276 & 152 of  
Tax Map 72, being more specifically described as follows:

BEGINNING at a point on the western right-of-way of Strawberry Plains Pike, located  
South 57 deg. West 850 feet more or less from the intersection of Strawberry Plains Pike  
and Cracker Barrel Lane, common corner to Mcdaver (Bk. 2274 Pg. 472); Thence with  
Mcdaver North 53 deg. 00 min. 13 sec. West 549.74 feet to an iron rod common corner to  
Wilson Trucking (Bk. 2082 Pg. 1097); Thence with Wilson Trucking North 52 deg. 32  
min. 38 sec. West 630.19 feet to an iron rod; Thence South 56 deg. 19 min. 02 sec. West  
256.30 feet to a 5/8" iron rod common corner to Sellers (Bk. 1713 Pg. 458); Thence with  
Sellers North 03 deg. 06 min. 33 sec. East 255.44 feet to an axle; Thence North 89 deg.  
21 min. 09 sec. West 282.79 feet to an iron rod common corner to Sherrod (Bk. 1626 Pg.  
909); Thence with Sherrod North 02 deg. 15 min. 49 sec. East 458.55 feet to an iron rod  
in the South right-of-way of Interstate 40; Thence along said right-of-way South 80 deg.  
51 min. 39 sec. East 319.20 feet to a concrete monument; Thence South 89 deg. 29 min.  
32 sec. East 380.55 feet to a concrete monument; Thence North 89 deg. 47 min. 59 sec.  
East 170.77 feet to an iron rod common corner to Straw LP ( Bk. 2161 Pg. 635); Thence  
South 52 deg. 16 min. 16 sec. East 668.45 feet to an iron rod common corner to WBW  
properties (Bk. 2169 Pg. 628); Thence South 52 deg. 18 min. 58 sec. East 613.12 feet to  
an iron rod in the west right-of-way of Strawberry Plains Pike; Thence along said right-  
of-way South 46 deg. 35 min. 55 sec. West 656.46 feet to the point of BEGINNING.  
Containing 1,149,645 square feet or 26.392 acres as shown on the survey prepared by  
Barge, Waggoner, Sumner and Cannon, Inc. bearing file No. 33100-00.

BEING the same property conveyed to Furrow Realty Fund, L.P., a Delaware limited  
partnership, by Warranty and Quitclaim Deed from Philips Electronics North America  
Corporation, a Delaware corporation, successor to Magnavox Consumer Electronics  
Company, a Delaware corporation, dated as of June 28, 2007, and recorded as Instrument  
No. 200707020000657, in the Knox County Register's Office.

TRACT II:

Parcel A: SITUATED in District Eight (8) of Knox County, Tennessee, and without the  
corporate limits of the City of Knoxville, Tennessee, and being more particularly  
bounded and described as follows:

BEGINNING at an existing iron pin located in the eastern line of Union School Road,  
said iron pin being located in a northerly direction 1,230 feet, more or less, from the

Transaction No. 10-12-017FB

H:\awilson\WD\97611 State of Tennessee.doc

Knox County Page: 1 of 4  
REC'D FOR REC 03/09/2012 4:00:17PM  
RECORD FEE: \$22.00  
M. TAX: \$0.00 T. TAX: \$0.00  
201203090050107

intersection of the eastern line of Union School Road and the northern line of Pine Grove Road; thence from said point of BEGINNING, with Union School Road, three calls and distances as follows: North 05 deg. 37 min. 17 sec. East, 46.89 feet to a set iron pin; thence North 88 deg. 10 min. 54 sec. East, 15.17 feet to a concrete monument; thence North 13 deg. 19 min. 57 sec. East, 157.24 feet to a set iron pin corner to James K. Burns (Instr. No. 200406230117673); thence leaving Union School Road and with the line of Burns, and continuing thereafter with the line of Donald Jarnagin (Deed Book 1416, pages 273 and 276), South 88 deg. 51 min. 00 sec. East, 709.66 feet to an existing iron pipe corner to Tract II; thence with Tract II, South 85 deg. 06 min. 45 sec. East, 299.90 feet to an existing iron pin in the line of property formerly of North American Philips Consumer Electronic Corp. (Deed Book 1669, page 452); thence with said line, South 02 deg. 15 min. 49 sec. West, 210.86 feet to an existing iron pin in the line of Jessie N. Sellers (Deed Book 1713, page 458); thence with the line of Sellers, South 88 deg. 44 min. 33 sec. West, 17.61 feet to an existing axle corner to Larry Hubbs (Instr. No. 200302180072175); thence with the line of Hubbs, North 85 deg. 59 min. 21 sec. West, 309.69 feet to an existing I-bolt corner to Hugh L. Brooks (Instr. No. 200001140003299); thence with the line of Brooks, North 87 deg. 59 min. 35 sec. West, 289.63 feet to an existing iron pin corner to Joseph R. Stocker (Instr. No. 200603090075210); thence with the line of Stocker, North 87 deg. 32 min. 14 sec. West, 440.43 feet to the point of BEGINNING.

Parcel B: SITUATED in District Eight (8) of Knox County, Tennessee, and within the 31st Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

TO FIND THE POINT OF BEGINNING at an existing iron pin located in the eastern line of Union School Road, said iron pin being located in a northerly direction 1,230 feet, more or less, from the intersection of the eastern line of Union School Road and the northern line of Pine Grove Road; thence with Union School Road, three calls and distances as follows: North 05 deg. 37 min. 17 sec. East, 46.89 feet to a set iron pin; thence North 88 deg. 10 min. 54 sec. East, 15.17 feet to a concrete monument; thence North 13 deg. 19 min. 57 sec. East, 157.24 feet to a set iron pin corner to James K. Burns (Instr. No. 200406230117673); thence leaving Union School Road and with the line of Burns, and continuing thereafter with the line of Donald Jarnagin (Deed Book 1416, pages 273 and 276), South 88 deg. 51 min. 00 sec. East, 709.66 feet to an existing iron pipe marking the point of BEGINNING herein; thence from said point of BEGINNING, and with the line of Jarnigan, North 03 deg. 03 min. 59 sec. East, 265.82 feet to a concrete monument in the south line of Interstate 40; thence with the south line of Interstate 40, South 81 deg. 35 min. 28 sec. East, 297.57 feet to an existing iron pin corner to property formerly of North American Philips Consumer Electronic Corp. (Deed Book 1669, page 452); thence with said line, South 02 deg. 15 min. 49 sec. West, 247.67 feet to an existing iron pin corner to Tract I; thence with the line of Tract I, North 85 deg. 06 min. 45 sec. West, 299.90 feet to the point of BEGINNING.

The foregoing descriptions were prepared from the survey of Bruce McClellan, RLS No. 696, dated July 16, 2007. The Surveyor's address is 3329 W. Gov. John Sevier Highway, Knoxville, TN 37920.

BEING the same property conveyed to Furrow Realty Fund, L.P., a Tennessee limited partnership, by Warranty Deed from Hal E. Sherrod, Sr., being one and the same person as Hal E. Sherrod, and wife, Velma M. Sherrod, dated July 27, 2007, and recorded as Instrument No. 200707300009237, in the Knox County Register's Office.

Tracts I and II being described in one boundary as follows:

SITUATED in the Eighth Civil District of Knox County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin w/BHNP cap found in the northerly right-of-way line of Strawberry Plains Pike, corner to Weigel Properties, LLC (Deed Book 2169 Page 628), and having Tennessee State Plane Coordinates {NAD 83 (95 Adjustment)} of N 614,213.32 E 2,625,523.72; thence with northerly right-of-way line of Strawberry Plains Pike South 46 degrees 36 minutes 05 seconds West 656.48 feet to a 1/2" iron pin found, corner to McDaver Properties (Deed Book 2274 Page 472) and having Tennessee State Plane Coordinates {NAD 83 (95 Adjustment)} of N 613,762.28 E 2,625,046.73; thence

Page: 2 OF 4  
201203090050107

Transaction No. 10-12-017FB

H:\awilson\WD\97611 State of Tennessee.doc

with the line of McDAver Properties North 53 degrees 00 minutes 10 seconds West 549.65 feet to a ½" iron pin found, corner to Wilson Trucking Corporation (Deed Book 2082 Page 1097) and having Tennessee State Plane Coordinates {NAD 83 (95 Adjustment)} of N 614,093.04 E 2,624,607.74; thence with the line of Wilson Trucking Corporation two courses as follows: North 52 degrees 32 minutes 50 seconds West 630.17 feet to a 1" hex iron found; thence South 56 degrees 19 minutes 35 seconds West 256.28 feet to a 3/8" iron pin found in the line of Katherine Sellers (Deed Book 1713 Page 458); thence with the line of Katherine Sellers three courses as follows: North 03 degrees 06 minutes 15 seconds East 255.46 feet to a 1" iron bar found; thence North 89 degrees 21 minutes 45 seconds West 282.74 feet to a ½" iron pin found; thence South 88 degrees 33 minutes 00 seconds West 17.67 feet to a 2" axle found, corner to Larry Hubbs (Instrument Number 200302180072175); thence with the line of Larry Hubbs North 85 degrees 58 minutes 30 seconds West 309.63 feet to a ½" iron pin found, corner to Hugh Brooks et ux (Instrument Number 200001140003299); thence with the line of Hugh Brooks et ux North 87 degrees 59 minutes 05 seconds West 289.70 feet to a 5/8" iron pin found, corner to Joseph Stocker (Instrument Number 200603090075210); thence with the line of Joseph Stocker North 87 degrees 30 minutes 50 seconds West 440.46 feet to an iron pin with a Baily cap found in the easterly right-of-way line of Union School Road and having Tennessee State Plane Coordinates {NAD 83 (95 Adjustment)} of N 614,642.97 E 2,622,569.22; thence with the easterly right-of-way line of Union School Road three courses as follows: North 05 degrees 39 minutes 00 seconds East 46.89 feet to a ½" iron pin found; thence North 88 degrees 24 minutes 00 seconds East 15.18 feet to a concrete right-of-way monument found; thence North 13 degrees 20 minutes 45 seconds East 157.25 feet to a ½" iron pin found, corner to Gregg Martin (Instrument Number 201006140077677); thence with the line of Gregg Martin and Donald Jarnagin et ux (Deed Book 1416 Pages 273 & 276 and Deed Book 544 Page 113) South 88 degrees 49 minutes 45 seconds East 709.82 feet to a 1" iron pipe found; thence continuing with the line of Donald Jarnagin et ux North 03 degrees 01 minutes 45 seconds East 265.92 feet to a concrete right-of-way monument, found in the southerly right-of-way line of Interstate 40 and having Tennessee State Plane Coordinates {NAD 83 (95 Adjustment)} of N 615,094.10 E 2,623,349.02; thence with the southerly right-of-way line of Interstate 40 six courses as follows: South 82 degrees 14 minutes 00 seconds East 79.59 feet to a concrete right-of-way monument found; thence South 81 degrees 29 minutes 40 seconds East 133.13 feet to a concrete right-of-way monument found; thence South 81 degrees 07 minutes 00 seconds East 84.98 feet to a ½" iron pin found; thence South 80 degrees 50 minutes 45 seconds East 319.29 feet to a concrete right-of-way monument found; thence South 89 degrees 30 minutes 10 seconds East 380.40 feet to a concrete right-of-way monument found; thence North 89 degrees 44 minutes 00 seconds East 170.72 feet to an 1" hex iron found, corner to Haven, Inc. (Instrument Number 200704250087115) and having Tennessee State Plane Coordinates {NAD 83 (95 Adjustment)} of N 614,997.23 E 2,624,509.84; thence with the line of Haven, Inc., South 52 degrees 15 minutes 50 seconds East 668.53 feet to a 5/8" iron pin found, corner to LKM Properties, LP et al (Instrument Number 200705070091168); thence with the line of LKM Properties, LP et al and Weigel Properties, LLC (Deed Book 2169 Page 628) South 52 degrees 19 minutes 05 seconds East 613.06 feet to the point of BEGINNING, containing 33.15 acres, more or less, as shown on the plat entitled "Property Survey for the State of Tennessee (Transaction No. 10-12-017) dated November 03, 2011 by Azimuth Engineering, Inc..

with the hereditaments and appurtenances thereto appertaining, and all covenants and warranties running in favor of the First Party relating to the property; TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which shall be prorated as of the date of closing; and (i) Utility Easement recorded in Book 1700, page 959, Register's Office for Knox County, Tennessee ("Register's Office"); and (ii) Permanent Easement Agreement recorded as Instrument No. 200908270015372, Register's Office, as amended by Amendment to Permanent Easement Agreement recorded as Instrument No. 201203090050106, Register's Office;

Page 3 OF 4  
201203090050107

Transaction No. 10-12-017FB

and that it will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

The above referenced premises are improved and has an address of 7201 Strawberry Plains Pike, Knoxville, Tennessee.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed and its name to be signed hereto by its duly authorized officer the day and year first above written.

Furrow Realty Fund, L.P.

By: Furrow Realty Partners, LLC

By: Samuel J. Furrow  
Samuel J. Furrow, Sole Member and  
Chief Manager

STATE OF TENNESSEE

COUNTY OF KNOX

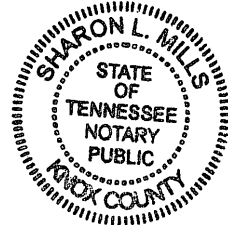
PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, SAMUEL J. FURROW, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member and Chief Manager of Furrow Realty Partners, LLC, which is the General Partner of FURROW REALTY FUND, L.P., the within named bargainor, a Delaware limited partnership, and that he as such Sole Member and Chief Manager of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Furrow Realty Partners, LLC, as General Partner of FURROW REALTY FUND, L.P.

WITNESS my hand and official seal at office this 9<sup>th</sup> day of March, 2012.

My Commission Expires:

4/1/2013

Sharon L. Mills  
Notary Public



I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$10,000,000.00 (Tax Exempt)

[Signature]  
Affiant

Subscribed and sworn to before me this 9<sup>th</sup> day of March, 2012.

My Commission Expires:

3/9/2013

Sandra Bright  
Notary Public

